

OFFICE SPACE FOR LEASE

Florida Business Centre • 1450 S Babcock St Melbourne, FL 32901



OFFERING SUMMARY

Available SF:	+/- 5,000 to +/- 8,093 SF
Lease Rate:	\$8.00 - \$11.00 SF/yr (\$2.69/sf NNN)
Lot Size:	29.82 Acres
Year Built:	1963
Building Size:	323,124 SF
Zoning:	CP
Market:	South Brevard
Submarket:	Melbourne

PROPERTY OVERVIEW

FLORIDA BUSINESS CENTRE (formerly known as Florida Marketplace)

**Various Office Configurations on Second Floor with Elevator Access
+/- 5,000 to +/- 8,093**

Highly visible office professional complex located in central Melbourne near the Hospital and Melbourne International Airport.

LOCATION OVERVIEW

Located on the NW corner of Hibiscus Blvd. and Babcock St. in "Midtown Melbourne"

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ADDITIONAL PHOTOS

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AVAILABLE SPACES

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Lease Rate: \$8.00 - \$11.00 SF/YR (\$2.69/SF NNN) **Total Space:** +/-5,000 TO +/- 8,093 SF
Lease Type: \$2.69/sf NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
#1450-A	2nd Floor Space	\$8.00-\$11.00 SF/YR	\$2.69/sf NNN	+/-8,093 SF

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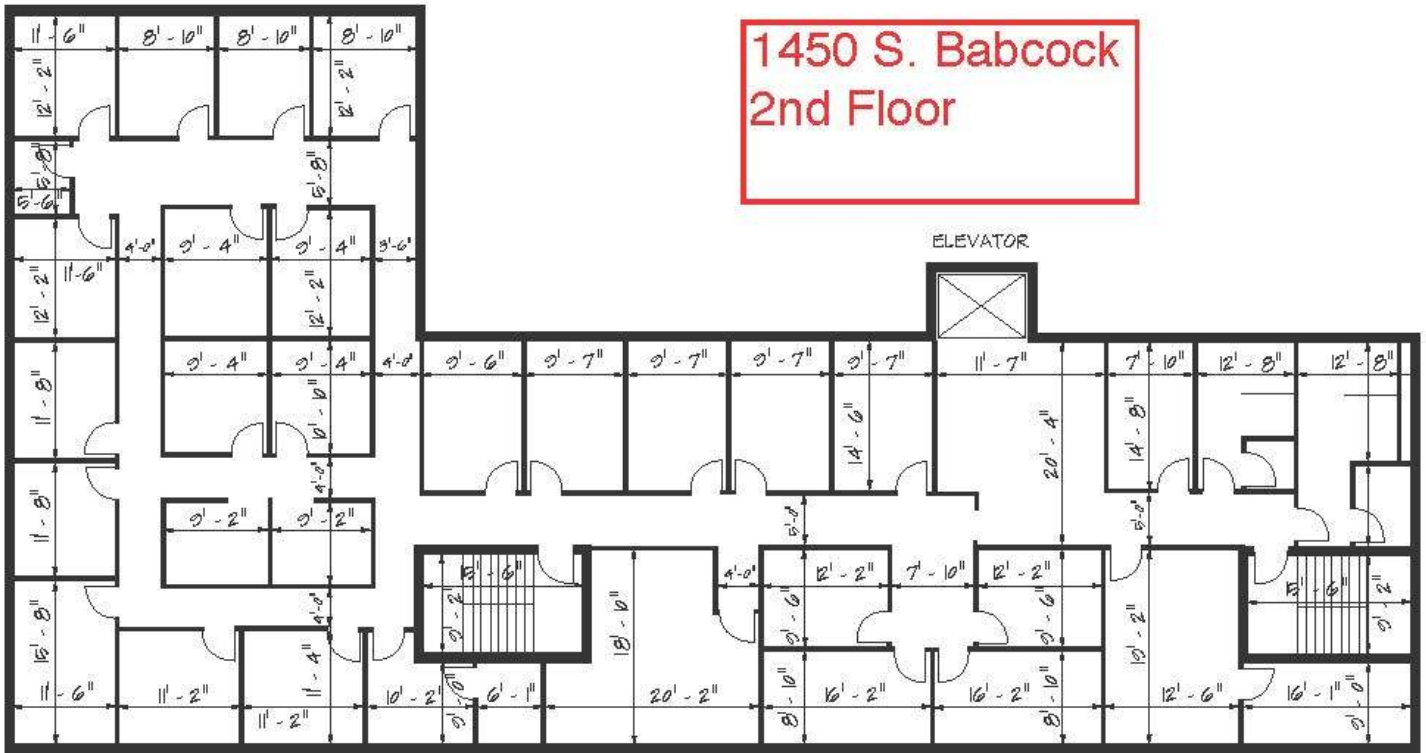
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1450-A 2ND FL FLOOR PLAN

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1450 S. Babcock
2nd Floor



1450-A S BABCOCK SECOND FLOOR PLAN

8,903 SF

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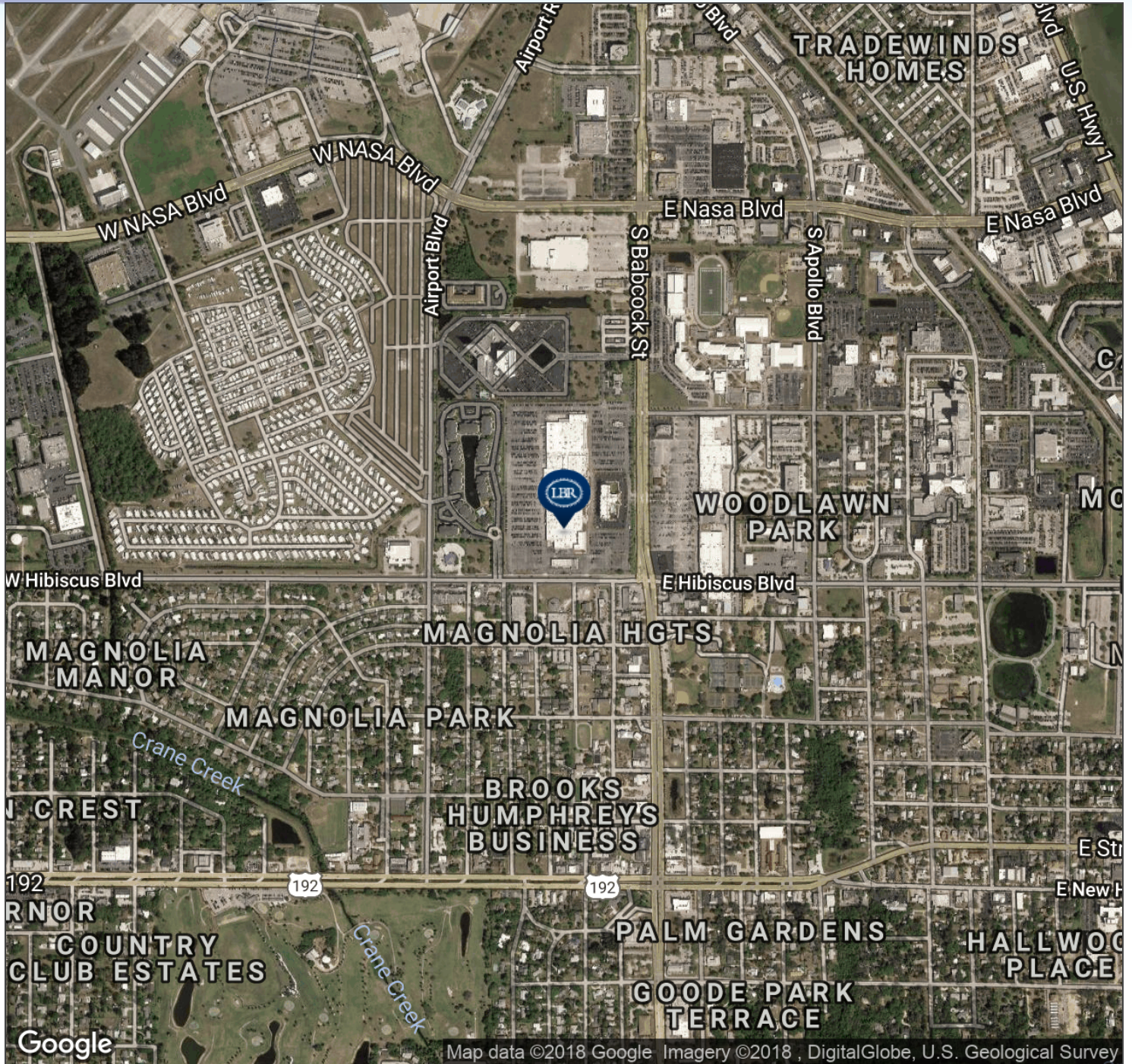
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AERIAL MAP

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LOCATION MAPS

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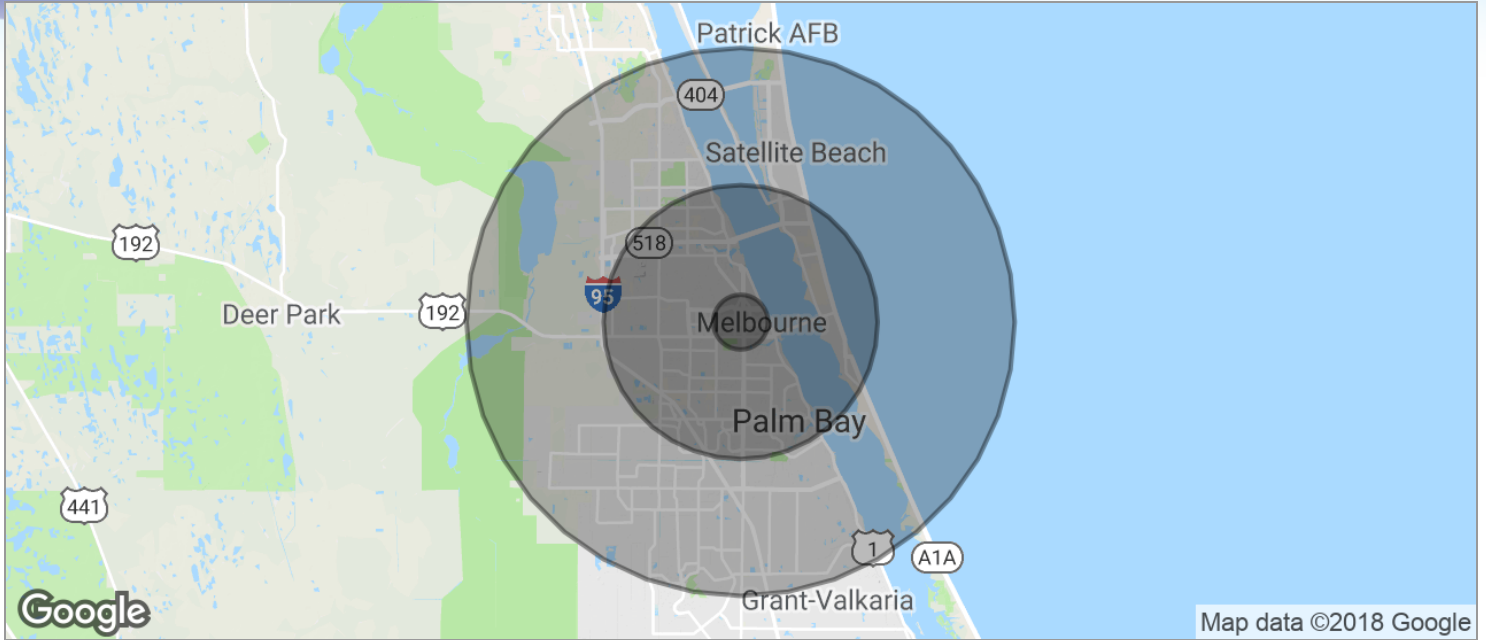
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,390	130,057	279,096
MEDIAN AGE	44.5	44.1	43.6
MEDIAN AGE (MALE)	40.5	41.4	41.8
MEDIAN AGE (FEMALE)	46.5	46.5	45.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,429	56,257	113,547
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$43,991	\$58,068	\$64,412
AVERAGE HOUSE VALUE	\$192,932	\$194,740	\$230,565

* Demographic data derived from 2010 US Census

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